

***SCOPE OF STUDY***  
**FOR THE**  
**COMPREHENSIVE DEVELOPMENT PLAN FOR**  
**WAUKESHA COUNTY**

***Prepared by:***

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## **INTRODUCTION**

In 1999, the Wisconsin Legislature enacted a new comprehensive development planning initiative. The new requirements, frequently referred to as “Smart Growth”, provide a framework for the development, adoption, and implementation of public comprehensive development plans in Wisconsin. The “Smart Growth” law requires that comprehensive plans be completed and adopted by local governing bodies prior to January 1, 2010.

This scope of study has been prepared to detail a proposed comprehensive development planning process coordinated by the 37 municipalities in the County, the Southeastern Wisconsin Regional Planning Commission (SEWRPC) and Waukesha County. This proposed coordinated approach would lead to the preparation of an updated comprehensive development plan for Waukesha County and simultaneously satisfy the provisions of the Wisconsin “Smart Growth” law.

## **BACKGROUND**

In 1997, the County Board adopted the Waukesha County Development Plan. The Plan was a culmination of a nearly 4 year planning process involving extensive inventories and analyses of factors and conditions affecting the physical development of the County. These included inventories and analyses of the demography, economy, housing, natural resources, land uses, transportation and public utilities, and existing community plans and regulations. The planning program further involved the formulation of development objectives, principles, and standards; the design of a land use plan and supporting housing, transportation, and park and open space plan elements; and the identification of measures to implement the plan effectively. Before and since 1997, many of the communities in Waukesha County have undertaken the preparation or updating of development plans similar to the approach used in the preparation of the Waukesha County Development Plan.

The Waukesha County Development Plan and development plans developed for communities in the County used historic demographic, economic and growth information, including data from the 1990 Census.

The new “Smart Growth” law, the availability of year 2000 Census data, new municipal boundary agreements, the preparation of a Regional Year 2030/40 Development Plan, and the on-going need to update development plans provides a unique opportunity for the preparation of a coordinated comprehensive development plan for Waukesha County.

## **PROPOSAL**

The study area for the comprehensive planning process will be the entire County. The SEWRPC, and Waukesha County will pursue signing Cooperative Agreements with each of the 37 municipalities in the County. The Cooperative Agreements will be formal expressions of willingness to participate in a coordinated, comprehensive planning effort, one that includes identified roles and responsibilities in the planning effort. Specifically the roles have been developed to designate those planning elements that are of regional or countywide importance and those specific to an individual municipality.

The comprehensive planning effort will be coordinated through the Waukesha County Comprehensive Development Plan Advisory Committee. The Advisory Committee will be comprised of representatives from the SEWRPC, the County and the municipalities that are signatory to Cooperative Agreements. Several sub-committees of the Advisory Committee will be created to guide the data gathering and analyses for the various plan elements. **Exhibit A** depicts the various sub-committees, their composition and responsibilities.

**Exhibit B** depicts the various required comprehensive plan elements in a project timetable. In addition, the timetable identifies which planning elements should be facilitated at the Regional, County or local municipality level. The timetable was established to provide sufficient opportunity for input from the public, governmental units and affiliated organizations yet respecting the statutory requirement of having a Comprehensive Plan adopted by January 1, 2010.

## **MAJOR WORK ELEMENTS**

The following outline is intended to constitute a general description of the scope and content of the work program required for the preparation of a comprehensive physical development plan. The outline is based upon the following assumptions:

1. The preparation of a comprehensive development plan would primarily involve the detailing and refinement of the regional land use and supporting infrastructure plans.
2. The “smart growth” law was a product of consensus between the various interest groups and professional organizations affected by land use decisions. Due to lack of consensus on the legal relationship between the plans of various local units of government, potential plan conflicts between jurisdictions were not addressed in the legislation. Logically however, the comprehensive development planning process detailed in this scope of study would incorporate land use plans and official maps which have been formally adopted by cities and villages in the County, as required in current Wisconsin Statute s.59.69(3)(b), and perhaps those towns which have acted to adopt such plans and maps pursuant to village powers. To the extent practicable, local development goals as reflected in the adopted local land use plans and zoning would be incorporated into the comprehensive development plan, thereby facilitating the full integration of local and regional development objectives.
3. The comprehensive development plan would incorporate, as appropriate, recently completed plans such as the Waukesha County and local municipal park and open space plans and local sanitary sewer service area plans.
4. The comprehensive development plan would include each of the planning elements set forth in s.66.1001 of the Wisconsin Statutes.

Comprehensive plans created to satisfy the “Smart Growth” law are required to address nine planning elements. Those elements are: Issues and Opportunities; Land Use; Housing; Transportation; Utilities and Community Facilities; Agricultural, Natural, and Cultural Resources, Economic Development; Intergovernmental Cooperation; and Implementation. All of the elements have been addressed in current versions of the Regional Comprehensive Plan, the County Development Plan, and many community land use plans. Therefore the data collection and analyses to be conducted through this coordinated effort will serve to add detail to previous comprehensive planning work.

Reliable basic planning and engineering data are essential to the formulation of a viable comprehensive development plan. Consequently, the conduct of inventories and related analyses becomes the first operational step in the overall planning program. Every effort should be made in this step to describe accurately the existing physical and socio-economic structure of the communities in the County. Full use would be made of inventory work completed or underway by local planning agencies within the County and by the Regional Planning Commission.

The planning program leading to the preparation of a coordinated comprehensive development plan for Waukesha County is designed to be a “roll up” of the inventories and analyses conducted through five (5) subcommittees. The subcommittees are 1) Utilities and Community Facilities; 2) Agriculture, Natural and Cultural Resources; 3) Economic Development; 4) Intergovernmental Cooperation; and 5) Land Use. Each subcommittee will develop a set of implementation recommendations for the applicable planning element.

#### **A. Formulation of Objectives, Principles, and Standards**

Objectives are goals toward which the preparation of plans and plan implementation programs are directed. The formulation of objectives, thus, becomes an essential task that must be undertaken prior to the preparation of plans. Planning principles are fundamental or generally accepted tenets used to support objectives and prepare standards and plans. Standards are criteria, which are established as a basis for determining the adequacy of plan proposals to attain agreed-upon development objectives.

A set of objectives and supporting principles and standards has been adopted as part of the regional plan. These objectives and related standards would be reviewed and modified as necessary to incorporate existing comprehensive development objectives with emphasis upon land use development.

The Comprehensive Development Plan Advisory Committee will be responsible for establishing the objectives, principles and standards necessary to guide the preparation of the comprehensive development plan.

#### **B. Utilities and Community Facilities**

**Utility systems** form a functional supporting network for urban land uses. Knowledge of the major utility systems--including sanitary sewerage, water supply, stormwater management, and solid waste disposal systems--provides another important input to the preparation of the comprehensive development plan. Information concerning sanitary sewerage, water supply, and stormwater management facilities will be provided primarily through the collation of data from SEWRPC, County and local municipal files. Information regarding existing solid waste disposal facilities would be collated from previously completed studies conducted by the County.

1. Sanitary Sewerage:

Existing public sanitary sewerage systems in the County, including the location and capacity of sewage treatment facilities, levels of treatment, and the means of disposal of treated wastes, will be described and analyzed. Suitable scale maps will be prepared showing the location of all existing major sanitary trunk sewers, sewage pumping stations, and sewage treatment plants. Land areas served by existing public sanitary sewerage systems will also be mapped.

The future pattern of urban land uses is closely related to the future provision of public utilities, particularly sanitary sewerage facilities. Intensive forms of urban development should, to the extent practicable, be served by centralized sanitary sewerage facilities. The extent of future sanitary sewer service areas is thus a key input to the preparation of the land use element of the comprehensive development plan. Sewer service area refinement plans completed by the SEWRPC as part of the implementation of the regional water quality management plan will be collated for use in the comprehensive development plan.

2. Water Supply:

The existing public and private water supply systems and service agreements in the County will be identified and analyzed. Suitable scale maps will be prepared showing the location of all major water transmission mains, water pumping stations, water treatment facilities, reservoirs, elevated storage tanks, standpipes, and wells. Land areas served by existing public water supply systems will also be mapped.

3. Stormwater Drainage:

The major stormwater drainage patterns including major watersheds, subwatersheds, and subbasins in the County will be identified. In addition, the areas served by engineered stormwater drainage systems will be identified.

4. Solid Waste Disposal:

The existing methods and sites of public and private solid waste management in the County will be described by collating the inventory findings of previously completed solid waste management planning studies.

5. Private Utilities:

Private utilities in the County, including natural gas, electric, and telecommunication facilities will be contacted to obtain information concerning areas of service and the physical facilities used to provide service. Proposals for utility expansion will also be inventoried.

Knowledge of existing **community facilities** is another important input to the preparation of a comprehensive physical development plan. Accordingly, the location of the following community facilities will be plotted on suitable scale maps: public and private elementary and secondary schools and school district boundaries; technical school centers; public libraries; police and fire stations; and public and private hospitals.

### **C. Agricultural, Natural and Cultural Resources**

A re-inventory of the **agricultural base** in the County will be required to update the recommendations regarding the location and extent of farmland preservation areas in the County. Such recommendations were initially set forth in the Waukesha County Agricultural Land Preservation Plan completed in 1981 and adopted by the County Board on November 8, 1984 and the Waukesha County Development Plan, 1997. This re-inventory will provide data on existing agricultural land use, agricultural soil capabilities and the size of individual farm units in the County. Information regarding soil capabilities for agricultural uses would be collated from United States Department of Agriculture Soil Survey database files.

Recommendations regarding the preservation of prime farmlands would necessarily consider the extent to which such lands are already committed to urban development due to the proximity to existing and expanding concentrations of urban uses and the prior commitment of capital investments and utility extensions.

The **natural resources** of the County provide the sustaining base for both rural and urban development and to which such development must be adjusted if an environment suitable for a high quality of life is to be maintained. For this reason, information concerning the natural resource base and elements closely related to the natural resource base is essential to the preparation of a comprehensive development plan.

Accordingly, the planning effort will include a descriptive analysis of the natural resource base and environmental corridors, including consideration of woodlands, wetlands, wildlife habitat areas, prairies, areas of steep slopes, soils and soil characteristics, and lakes, streams, and rivers, along with their associated shorelands and floodlands. This information will be obtained primarily through the collation of data contained in the SEWRPC Regional Natural Areas and Critical Species Habitat Protection and Management Plan for Southeastern Wisconsin and the Park and Open Space Plan for Waukesha County.

This planning element will also include a description of certain features, which, while not strictly a part of the natural resource base, are closely linked to the underlying resource base. Such natural resource base-related elements include existing State, County and municipal parks and recreation facilities, and sites of natural and scientific value. Information regarding these inventories will be collated from input from municipal park boards and County and SEWRPC files.

An inventory of the **cultural and historic resources** of the County will be completed as part of this planning element. Historic sites in the County often have important recreational, educational, and cultural value. The information will be obtained primarily from inventories and surveys conducted by the State of Wisconsin Historical Society and by local municipalities and historical societies.

### **D. Economic Development**

Knowledge of the past and present economy of the County is fundamental to preparing a comprehensive physical development plan. The future development of the communities in the County is directly related to the future of its economy. Economic growth leads to population growth and a demand for more conversion of rural land to urban uses. Therefore, a description of the economic base of the County will be provided. Included

will be a description of employment levels and the spatial distribution of employment within the municipalities along with a description of the industrial base. Again, full use will be made of economic base studies completed by the SEWRPC, as well as new data available from the 2000 Census.

As the basis for the year 2030/40 regional land use plan, the SEWRPC will develop long-range forecasts indicating the anticipated levels of economic change, focusing on employment levels in the region. These forecasts, as they pertain to Waukesha County, will be adopted for use in the preparation of the comprehensive development plan.

## **E. Intergovernmental Cooperation**

The intergovernmental cooperation element will consist of a collation of opportunities and needs for cooperation between the various levels and units of government in the County, including general-purpose units of government and school and sewerage districts. Particular emphasis will be placed upon coordinating activities relative to the siting and construction of public facilities and to the sharing of public services. In addition, opportunities will be examined to actively pursue formal and binding boundary agreements, common ordinances and uniform approaches to regulation and the potential for the designation of forums for the resolution of intergovernmental disputes and problems. Drawing from the opportunities and needs analyses, existing and future intergovernmental cooperation recommendations will be prepared.

Although residential **housing** is directly related to the land use element of a comprehensive development plan, the issue of accommodating housing stock to meet the needs of the regional or sub-regional workforce and business community continues to be unresolved. Through this cooperative comprehensive planning process, participating municipalities will be responsible for compiling data and recommendations to fulfill the housing element. The analysis and recommendations prepared by each participating municipality will be advanced to the Intergovernmental Cooperation Element Sub-Committee as identified in Exhibit A, for discussion and consolidation.

### **1. Existing housing stock:**

Participating communities will prepare a descriptive analysis of the existing housing stock. This analysis will include data regarding the size, distribution, and characteristics of the housing stock. Housing unit characteristics will include, at a minimum, information regarding the tenure status, structure type, value, and rent. Data regarding the existing housing stock will be extracted from the 2000 Federal Census of Population and Housing and municipal appraisal information.

### **2. Existing housing needs:**

Each participating community will prepare an analysis of the adequacy of the housing stock in terms of the extent to which it meets the needs of the resident population of the municipality. Inadequacies will be identified on the basis of currently accepted statistical measures of housing need--including measures pertaining to overcrowding, availability of essential amenities such as plumbing facilities, and the relationship between housing costs and household income. Information will be collated from the 2000 Federal Census and from the comprehensive housing affordability strategies prepared by the City of Waukesha and by Waukesha County as a condition for participation in the Federal

Community Development Block Grant program and certain Federal housing programs.

3.     Housing availability constraints:

The participating municipalities will explore cost factors and other factors that may constrain the availability of housing within their respective community. While housing costs are largely determined by the operation of the real estate market, land use controls enacted by local units of government have a bearing on development costs and, in some cases, the availability of certain types of housing. In this respect, an analysis of existing zoning, land division regulations, and other land use controls will be examined in order to identify whether changes may be warranted to affect housing availability or affordability.

4.     Housing programs:

The Intergovernmental Cooperation Element Sub-Committee will conduct an inventory and analysis of publicly assisted housing within the County and of other government-sponsored housing efforts.

In addition to the housing problems of the resident County population, the Sub-Committee will analyze the potential availability of housing in the County for non-county residents who commute to places of work in Waukesha County. This aspect of the study will include an assessment of the income levels of commuting workers relative to housing costs within the County. It is anticipated that pertinent income data can be extracted from the Home Interview Survey conducted as part of the Regional Planning Commission's 2001 Household Travel, Regional Travel Survey. The analysis of housing programs conducted by the Sub-Committee will be integrated into the housing analysis and recommendations prepared by each of the participating municipalities.

**F.     Land Use**

A detailed inventory of land use is required as an integral part of any comprehensive physical development planning program. Such an inventory must reveal the existing amount, type, intensity, and spatial distribution of land use sufficient to enable the identification of historic patterns and trends and to provide a basis for the preparation of the comprehensive development plan. Much of the land use data needed for the preparation of the development plan is available through inventories conducted by the Regional Planning Commission as part of its continuing regional land use and transportation planning programs. In addition, significant land use planning work has been completed by many of the municipalities and the County. Land use data current as of April 2000 are available for use in the preparation of the development plan. Changes in land use will be analyzed.

1. Community Plans:

The preparation of a comprehensive development plan will consist of a refinement of the regional land use plan through a process, which attempts to incorporate local development goals, providing for the integration of local and regional development objectives. Local plans and land use regulatory ordinances implicitly or explicitly contain locally conceived development objectives, which must be considered in the preparation of a comprehensive development plan.

An inventory will be made of all existing community plans in the County, with particular attention given to the formal adoption status of such plans by local units of government concerned. In recognition of the importance of conserving and renewing existing urban areas, this work element would also include an inventory of existing urban conservation plans, as part of which locally designated urban conservation or reinvestment areas and any related redevelopment objectives would be identified and analyzed.

2. Land use regulatory ordinances:

All existing subdivision regulatory ordinances, zoning ordinances and zoning district maps and official maps will be inventoried and analyzed for their development implications.

3. Future urban land use pattern:

The adopted year 2020 regional land use plan and the year 2030 regional land use plan under development by the SEWRPC sets forth a generalized pattern of recommended land uses--including urban development areas, environmentally sensitive areas termed primary environmental corridors, and prime agricultural areas. The land use element of the comprehensive development plan for Waukesha County will refine and detail the generalized recommendations of the regional land use plan as it applies to the municipalities in the County. Specifically, the land use element of the comprehensive development plan will indicate more precisely the future urban land use pattern which is recommended for the County; indicate more precisely the extent of future sewer service areas in the County; identify more precisely the location of primary environmental corridors and other environmentally sensitive areas in the County; and identify more precisely the location of those prime agricultural lands in the County which are recommended for preservation. Moreover, in the preparation of the land use element, consideration will also be given to adopted local land use plans and zoning regulations; and local development objectives contained therein and will be incorporated, to the extent possible, into the comprehensive development plan.

The comprehensive development plan would refine and detail the urban growth recommendations of the regional land use plan to indicate more precisely the types of land uses in 5 year increments--for example, residential by major density category, commercial, industrial, and institutional--which are recommended within the County by the year 2030.

## **G. Transportation**

An efficient transportation system is essential to the sound social, as well as economic, development of the County. A thorough understanding of the existing transportation system is fundamental to the preparation of a comprehensive physical development plan.

### **1. Arterial street and highway system:**

A description of the arterial street and highway system, including a description of the location and capacity of existing arterials, would be included in the comprehensive development plan. This information would be collated from SEWRPC, County and local municipal files.

The location and kinds of railway and inter-city bus facilities serving the County would be described and analyzed. Full use would be made of SEWRPC, County and municipal files for this purpose.

### **2. Transit facilities:**

Existing public transit service within the County would be described, this also being accomplished through the collation of data from SEWRPC, County and municipal files. The facility analysis would include a discussion of pedestrian and bike trails, railways and transportation systems for the disabled.

### **3. Airport facilities:**

A description of existing airport facilities, aviation services, and aeronautical activity will be included in the report. This information will be collated from SEWRPC and County files.

### **4. Transportation element:**

The transportation element will consist of a collation of completed transportation plans including: the Waukesha County jurisdictional highway system plan which identifies the governmental level and agency that should have responsibility for acquiring, constructing, and maintaining each of the recommended freeways and surface arterials; the street and highway width map which establishes widths of streets and highways in the County as identified in the jurisdictional highway system plan; transit system development plans for the City of Waukesha and Waukesha County, which plans set forth specific operational changes that would improve the performance of the transit systems; and the regional airport system plan together with the airport master plans--serving to implement the regional plan--which have been completed or are underway for Waukesha County-Crites Field and Capitol Airport.

## **PUBLIC INVOLVEMENT**

Wisconsin's Comprehensive Planning "smart growth" law requires public participation in every stage of the development of a plan. Specifically, Wisconsin Statutes, Section 66.1001(4) (a)...

“ The governing body of a local government unit shall adopt written procedures that are designed to foster public participation, including open discussion, communication programs, information services, and public meetings for which advance notice has been provided, in every stage of the preparation of a comprehensive plan. The written procedures shall provide for a wide distribution of proposed, alternative, or amended elements of a comprehensive plan and shall provide an opportunity for written comments on the plan to be submitted by members of the public to the governing body and for the governing body to respond to such written comments.”

Waukesha County and the local municipalities understand that public participation is very important in the planning process. The biggest challenge in this process is making citizens understand that this process collectively benefits all communities in Waukesha County as well as setting the stage for the physical development of their community.

In the early stages of the planning process it is important to enhance public awareness. News releases, newsletters, websites and display exhibits are tools that are effective at creating public awareness. A citizen representation on the planning element subcommittees to focus on public participation is necessary to implement this public awareness campaign.

Education is the central focus of any public participation effort. The citizens need a better understanding of the current and past growth and change trends that occurred in Waukesha County. News releases, fact sheets, newsletters, comprehensive planning website, and display exhibits at libraries, local government offices, and regional events are valuable tools in educating the public. The public participation function will be the responsibility of the Comprehensive Development Plan Advisory Committee.

Giving citizens the opportunity to help identify key community issues and develop a vision of what Waukesha County and the local communities should look like in 20 years will be a very intensive effort. The most effective way to get this done is to hold a series of focus groups. The UW-Extension Land Information and Computer Graphics Facility has a model that projects development trends and allows for public input. Citizens could also make comments on the planning web site. The visions developed by these focus groups would be shared through the use of news releases, displays, and fact sheets.

The ability to use the information from the visioning sessions is crucial in making citizens of the county feel like this is their plan. As the county develops alternative strategies it is important to provide information and education to the public. This again will be done through news releases, the planning website, fact sheets, and open houses.

The final step that requires extensive public input is the draft plan review and plan adoption process. In this step, local units of government and citizens review the plan. Public education will provide information to help citizens understand the review process and describe plan specifics. Public input will be solicited through open houses and other public events. The web site will also allow citizens the opportunity to comment. The draft plan will also be available for review at local government offices and public libraries.

In summary, the public participation steps for the comprehensive development planning process include:

1. Education on current and past growth and change trends in Waukesha County.

2. Visioning focus group sessions that include defining rural and urban character.
3. Utilizing visioning information in developing plan goals and objectives.
4. Citizen and local government review of the draft comprehensive plan.

## **IMPLEMENTATION ELEMENT**

Following review and adoption of the plan by the various local agencies and units of government concerned, the implementation of the plan would be the responsibility of those units and agencies of government. The final comprehensive development plan will contain a chapter specifically discussing and describing methods for plan implementation. Because of the planning program emphasis on land use and housing, primary attention in this chapter would be given to the implementation of land use and housing recommendations of the plan, with particular attention to be given to the need for zoning changes to implement the plan. The plan implementation element will specifically address intergovernmental coordination needs, in particular, the extent to which the plans and programs of local governments having concurrent and overlapping jurisdictions may need to be adjusted so that those plans and programs work together toward common ends. This portion of the plan implementation section should also deal with the extent to which local government plans and programs in the County should be adjusted to be fully consistent with applicable Federal and State policies, the objective being to ensure not only “horizontal” coordination, but also “vertical” coordination of all the planning efforts within and pertaining to Waukesha County.

In addition, the comprehensive plan will include a plan amendment and update process. It is recommended that a formal plan update process will occur on a 10-year planning cycle to coincide with the U.S. Census of Population and Housing survey and the update of the regional plan.

## **PLAN REVIEW AND ADOPTION**

Under the provisions of the Wisconsin Statutes, specifically s.66.1001(3), the actions and programs of the County and municipalities that affect land use must be consistent with the comprehensive plan by January 1, 2010. Therefore the timeline set forth in Exhibit B was created to have a comprehensive development plan developed and adopted before the current statutory deadline.

As presented in this scope of study, the required planning elements will be prepared through a series of sub-committees over multiple years. The information prepared by each sub-committee will be presented in a series of chapters which combined will comprise a comprehensive development plan for Waukesha County. The “smart growth” statutes, s. 66.1001(4)(c), require all of the comprehensive planning elements be adopted at the same time by ordinance. Therefore, as the chapters are prepared through the sub-committee process, the complete plan will be composed. Once completed, the comprehensive development plan will be advanced to the State of Wisconsin as “smart growth” compliant and adopted by the County and the participating municipalities.

### **A. Adoption by Waukesha County**

Under the provisions of the Wisconsin Statutes, the Waukesha County Park and Planning Commission serves as the designated county zoning agency. As a result, the Park and Planning Commission is the primary agency responsible for directing the preparation of a comprehensive development plan for the County. Once the

comprehensive development plan is prepared as set forth in this scope of study, the Waukesha County Park and Planning Commission will sponsor a public hearing in cooperation with the participating municipalities. Following the public hearing, the comprehensive development plan will be advanced to the County Executive and the County Board of Supervisors for adoption.

#### **B. Adoption by Participating Municipalities**

As previously stated, the provisions of the Wisconsin Statutes require that the actions and programs of municipalities that affect land use must be consistent with the comprehensive plan by January 1, 2010. Once a complete draft comprehensive development plan is prepared, the required public hearing held, and appropriate amendments and corrections made following the public hearing, separate comprehensive development plans for the participating municipalities will be compiled. Each participating municipality will receive a complete comprehensive development plan with the text and data relative to their individual community. The participating community will advance to their appropriate boards or councils an ordinance adopting the comprehensive development plan that has been compiled for their community.

### **TIMELINE AND BUDGET**

An estimated **time schedule** for the preparation of the comprehensive development plan is set forth in **exhibit B**. The presented schedule will be finalized after the Comprehensive Development Plan Advisory Committee is in place. There is potential to accelerate the task timeline. Since the “smart growth” legislation contemplates a required amendment of local land use zoning and regulatory ordinances to be consistent with the adopted comprehensive development plan, it may not be reasonable to expect participating municipalities or the County to make code amendments much earlier than the statutory required date. Therefore, the Advisory Committee will have to balance the desire of accelerating the timeline to take advantage of minimal turnover in local elected officials versus the likelihood of amending codes to implement the comprehensive development plan prior to the required date.

#### **A. Budget**

Much of the cost for preparing the comprehensive development plan will be in-kind, meaning existing staff of the Waukesha County Department of Parks and Land Use and the SEWRPC will be used to work on the particular major work elements. In some cases, it is expected that the activity will necessitate contract or purchased services. Depending upon staffing levels and availability, participating municipalities may choose to use existing staff or retain contracted services to complete the major work elements.

Sources of information necessary to complete the comprehensive development plan are identified in **exhibit C**. Prior to commencing work on a particular planning element, the SEWRPC, County and each participating community will need to evaluate the completeness of information currently available and assess the need or desire for additional information. The SEWRPC, County and each participating municipality will include identified cost in their annual budgeting processes.

## CONCLUDING REMARKS

The comprehensive development plan is envisioned as a means of guiding and coordinating the harmonious development of Waukesha County. Through the plan, the local municipalities, the County and the agencies of government within the County can preserve and enhance existing desirable features; can encourage the most appropriate use of land, water, and other resources consistent with the public interest; and can overcome problems and deficiencies and deal effectively with future requirements for land use and development in the County.

As envisioned, a comprehensive development plan serves several important and useful purposes. In the formulation of the comprehensive development plan for Waukesha County, the County Board and participating municipalities consider and ultimately set forth a coherent, unified set of general, long-range objectives for the physical development of the county. The development plan draws the attention of the governing body and of the citizens of the county to the major developmental and environmental problems and opportunities, and provides the elected and administrative officials an opportunity to step back from the pressing day-to-day issues to focus their attention and ideas on the future of the county.

The comprehensive development plan, once adopted, can materially assist the County and participating municipalities in making decisions on specific development matters as they arise from day to day, setting those decisions within the framework of a clearly stated and unified set of long-range objectives. Thus, current issues can be viewed against a clear picture of what has been deemed to be desirable future conditions within the county.

The comprehensive development plan also provides the means by which the governing body can both provide guidance and direction to, and receive the counsel of, its staff. Through the development plan, the staff can call attention to developmental and environmental problems and can propose sound solutions to those problems. The plan enables the staff to offer advice in a studied, comprehensive manner, rather than in a piecemeal, ad hoc manner. The governing body's staff can use the plan as a basis for the formulation of needed programs. It is the planning and zoning agency's responsibility to prepare and administer many of the measures intended specifically to carry out the development plan, such as zoning ordinance and subdivision control regulations.

Another important purpose of the comprehensive development plan is to give direction to the private sector concerned with the development of the county. This private sector is comprised of a diverse group of realtors, builders, businessmen, industrial executives, chambers of commerce, taxpayer groups, property owners, and ordinary citizens. The comprehensive development plan provides to this diverse group in a formal, documented manner the development policies adopted by the governing body, and thus can serve as a valuable guide to the making of development decisions in the private sector. By reference to the comprehensive development plan, private developers can relate their projects to an overall development pattern, and coordinate those private projects with public development proposals.